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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A., a
national association

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
TUSCALANTE HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
corporation; LENNARD LOPEZ, an
individual; MICHELLE BOADO-LOPEZ,
an individual.

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;
LENNARD LOPEZ, an individual;
MICHELLE BOADO-LOPEZ, an individual,

Counter-Defendant/Cross-Defendants.

Case No. 2:17-CV-00325-MMD-GWF

**STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
TUSCALANTE HOMEOWNERS'
ASSOCIATION, AND SFR
INVESTMENTS POOL 1, LLC
WITH PREJUDICE; AND 2) LIFT
STAY ENTERED MARCH 12, 2018**

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC ("SFR"), and Defendant Tuscalante Homeowners' Association ("Tuscalante") (collectively, the "Parties"), through their respective attorneys, stipulate as follows:

1. This action concerns title to real property commonly known as 10140 Velvet Moon Court in Las Vegas, Nevada (the "Property") following a homeowner's association foreclosure sale conducted on May 3, 2013, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20080421-0003730 ("Deed of Trust") and, in particular, whether the Deed of Trust continues to encumber the Property.

3. With respect to this dispute, the Parties have entered into confidential settlement agreements pursuant to which Chase shall record a full reconveyance of the Deed of Trust in the Official Records of Clark County, Nevada, constituting a full release and discharge of the Deed of Trust.

4. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

5. As neither Lennard Lopez, nor Michelle Boado-Lopez appeared in this action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

6. This Stipulation in no way affects SFR's cross-claim against Lennard Lopez or Michelle Boado-Lopez.

7. The Parties further stipulate and agree that the two Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20131202-0001569 and 20170331-0003223 be, and the same hereby are, EXPUNGED.

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12. Each party in this case number 2:17-CV-00325-MMD-GWF shall bear its own attorneys' fees and costs.

Dated: October 30, 2018

BALLARD SPAHR LLP

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IT IS SO ORDERED:



UNITED STATES DISTRICT JUDGE

DATED: October 30, 2018